

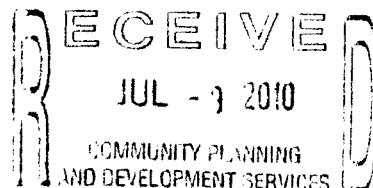
PROJECT NARRATIVE - CHESTNUT LODGE – SITE PLAN AMENDMENT

Applicant: Streetscape Partners, LLC, a.k.a. Michael Harris Homes

Applicant Streetscape Partners, LLC, a.k.a. Michael Harris Homes, hereby submits this Site Plan Amendment application to request approval of modified/revised footprints of homes and garages with optional breezeway connections on a portion of the remaining new single family detached lots at Chestnut Lodge, as depicted on the Alternative Site Plan Exhibit provided with this application. The shaded footprints shown on the Alternative Site Plan are reflective of the model-types being offered by Michael Harris Homes that can be accommodated on a given lot and, as such, are illustrative only. What actually gets built on a particular lot will likely differ from what is shown depending on buyer's preference. However, in no event will the lot coverage on any given lot exceed the limit approved under Exploratory Application PRU2005-00022.

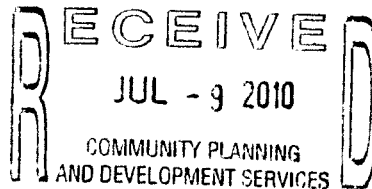
This Site Plan Amendment is in no way intended to supersede or override the previous Detailed Application Site Plan approval (PRU2006-0022A), but is intended only to supplement what can be built on the Chestnut Lodge single family lots, with additional house models that have optional breezeway connections between the main house and garage. Chestnut Lodge Properties, Inc. maintains the right to exercise options to build on a total of nine (9) of the remaining buildable single family lots, including in particular Lot 13, also known as the Rose Hill Barn lot, located partially within the Rose Hill Farm Historic District.

However, in the event Chestnut Lodge Properties, Inc. does not exercise its options on the nine (9) lots (or any portion thereof), then Michael Harris Homes will build on those lots as well. As such, a second Alternative Site Plan Exhibit has been included in Applicant's submission showing a maximum potential of up to thirty (30) of the remaining single family lots being built by Michael Harris Homes.



I would like added in the narrative that you provided additional language that incorporates the possible second scenario (Alternative Site Plan 2), which is that MHH could build 30 homes. That way the site plan and your narrative match and we are clear as to the full intent of this project.

No changes to the previously approved Chestnut Lodge Detailed Site Plan (PRU2006-0022A) in terms of lot configuration/size, site layout, project amenities, landscaping, and/or other requirements are being proposed. Any minor modifications to particular tree locations on each individual single family lot are shown on the enclosed Alternative Landscape Plan. All previously approved development standards / requirements / parameters set forth on pages 9-11 in the Exploratory Application Resolution 3-06 for the new single family detached dwelling units will be strictly complied with.





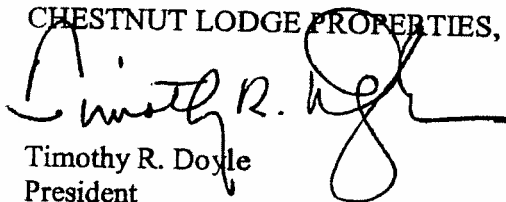
June 11, 2010

To Whom It May Concern:

Streetscape Partners, LLC is hereby authorized to file for review/approval of any additional elevations for the new single family detached lots on the Chestnut Lodge site and/or any amendment to the approved Chestnut Lodge Detailed Site Plan, as deemed necessary by the City of Rockville.

Very truly yours,

CHESTNUT LODGE PROPERTIES, INC.



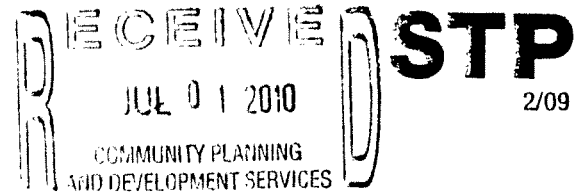
Timothy R. Doyle
President

785-F Rockville Pike, Suite 513, Rockville, Maryland 20852
301-279-7041(phone) • 301-279-0079 (fax) • www.chasecommunities.net



Application for

Site Plan Application



City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application:

☐ Site Plan 1 ☐ Site Plan 2 ☐ Site Plan 3 ☒ Site Plan Amendment (major) ☐ Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 500 West Montgomery Avenue and Thomas Street

Subdivision Chestnut Lodge Lot (S) See attached Block

Zoning PD-CL Tax Account (S) See attached , ,

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Streetscape Partners, LLC c/o Harris Schwalb; 1420 Spring Hill Road, Suite 550, McLean, VA 22102

Property Owner Chestnut Lodge Properties, Inc. c/o Morty Levine; 12230 Rockville Pike, Suite 200, Rockville, MD 20852

Architect Lessard Group c/o Jack F. McLaurin, AIA, CGP; 8521 Leesburg Pike, Suite 700, Vienna, VA 22182

Engineer Kimley-Horn & Associates, Inc. c/o Dan Pino; 7201 Wisconsin Avenue, Suite 500, Bethesda, MD 20814

Attorney Miller, Miller & Canby c/o Soo Lee-Cho, Esq.; 200-B Monroe Street, Rockville, MD 20850

Project Name Michael Harris Homes at Chestnut Lodge

Project Description Approval of an Alternative Site Plan showing house and garage footprints with optional breezeway attachment on certain lots. No changes to the previously approved Chestnut Lodge Detailed Site Plan in terms of lot configuration / lot size, project amenities, landscaping, and/or other requirements.

STAFF USE ONLY

Application Acceptance:

Application # STP2011-00048

Pre-Application

Date Accepted

Staff Contact

OR

Application Intake:

Date Received 7/1/2010

Reviewed by

Date of Checklist Review

Deemed Complete: Yes ☐ No ☐

TO BE COMPLETD BY APPLICANT:

Proposed Post Submission Area Meeting Date _____

Location _____

Level of review and project impact:

This information will be used to determine your project impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 20.4 acres, # Dwelling Units Total 36 new sfd Square Footage of Non-Residential 0

Residential Area Impact n/a %

Traffic/ Impact/trips n/a

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	N/A
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	N/A
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	N/A
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	N/A
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	N/A

Points Total*

The total of the points determine the level of notification and the approving authority .

BASED ON THE IMPACT TOTAL YOUR PROJECT WILL BE:

- ☐ Site Plan Level 1 (6 or fewer pts)
 ☐ Site Plan Level 2 (7-9 pts)
 ☐ Site Plan Level 3 (10-12 pts)
- ☒ Site Plan Amendment – Major
 ☐ Site Plan Amendment - Minor

Proposed Development:

Retail _____ Sq. Footage Detached Unit 36 new sfd Parking Spaces _____
 Office _____ Sq. Footage Duplex _____ Handicapped _____
 Restaurant _____ Sq. Footage Townhouse _____ # of Long Term _____
 Other _____ Sq. Footage Attached _____ # of Short Term _____
 Multi-Family _____
 Live _____
 MPDU _____
 Bicycle Parking: # Long Term _____ # Short Term _____ Total # Provided _____

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Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) _____


Residential

Previous Approvals: (if any)

Application Number	Date	Action Taken
Exploratory Applic. PRU2005-00022	February 6, 2006	Approved with conditions
Detailed Applic. PRU2006-0022A	November 28, 2006	Approved with conditions

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.



Please sign and date

HARRIS SCHWALB, STREETSCAPE PARTNERS, LLC

Application Checklist:

Submitted:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Meeting Number PAM2010-00028 Documentation (Development Review Committee Meeting Notes)
- ☒ Proposed Area Meeting Date July 20, 2010 including location City Hall / Mayor & Council Chambers
- ☒ A detailed site development plan prepared and certified by a professional engineer. Twelve (12) copies - Fifteen (15) if on a state highway: Plan Sheet size maximum 24" x 36" Folded to 8 1/2" X 11"
- ☐ Preliminary Building Elevations & Floor Plans (3 copies), Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- ☐ CTR (Comprehensive Transportation Review) Report with fee acceptable to Public Works (copy to CPDS)
- ☒ Landscape Plan (6 copies, Plan Sheet size 24" X 36" folded to 8 1/2" X 11")
- ☐ Preliminary Forest Conservation Plan (FCP)
- ☐ Copy of Approved Stormwater Management Concept Plan
- ☐ Copy of Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan by the City Forestry Department
- ☐ Sequence and schedule of improvements of multiple building developments
- ☒ Project narrative to include statement of justification that address compliance with:
 - Mixed Use Development Standards, including Layback slope and shadow study (25.13)
 - Landscaping, Screening and Lighting manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
 - Water and sewer information for hydraulic review
- ☐ Sequence and schedule of improvements of multiple building developments
- ☐ Additional Information as requested by Planning Staff
- ☒ Electronic Version (pdf format acceptable)

Comments on Submittal: (For Staff Use Only)

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